Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $176,305.37.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2013.

Notary Public
My commission expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN

BILL GARRETT, Davidson County
Trans: T20130073453 DEEDWARR
Recvd: 08/26/13 11:26 2 pgs
Fees: 13.00 Taxes: 652.33
20130826-0089652

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| HR Properties of Tennessee | New Owner | 08108019800 & |
| 4219 Hillsboro Pike #330 | | 08108051900 & |
| Nashville, TN 37215 | | 08108052000 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aerial Investment Properties, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HR Properties of Tennessee, a Tennessee general partnership** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Tract 1: (1813 B 7th Avenue N.)

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot No. 422, on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, page 105, in the Register's Office for Davidson County, Tennessee

Said part of Lot 422 fronts 30 feet on the westerly side of 7th Ave. North and runs back between parallel lines 160 feet to an alley measuring 30 feet thereon.

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed dated July 8, 2013, from Charles E. Jones recorded on July 19, 2013, of record in Instrument No. 20130719-0074996, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but specifically EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, together with all right of ingress or egress to from and across the same to and from abutting land, by Warranty Deed of record in Book 4251, page 422, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

Tract 2: (1813 A 7th Avenue N. - Lot 3 & 1811 B 7th Avenue N. -Lot 2)

Land in Davidson County, Tennessee, being all of Lot Nos. 2 and 3 of the Resubdivision of the northerly 43' of Lot No. 418 and all of Lot No. 420 and the southerly 20' of Lot No. 422 in the North Nashville Real Estate Company's Plan of Lots of record in Instrument No. 20080721-0074788, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed dated July 8, 2013, from Charles E. Jones and Austin J. Jones recorded on July 16, 2013, of record in Instrument No. 20130716-0073482, in the Register's Office for Davidson County,

Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is unimproved property known as 1813B 7th Avenue N, 1813A 7th Avenue N & 1811B 7th Avenue N, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 22nd day of August, 2013.

Aerial Investment Properties, LLC

By: _____
Trey Cain, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Authorized Representative for **Aerial Investment Properties, LLC** and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Authorized Representative for **Aerial Investment Properties, LLC.**

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of August, 2013.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013082701

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON